



CONNOLLY CENTRAL



FOR SALE BY PRIVATE TREATY

APPROX. 0.4 ACRES
F.P.P. FOR 177 BED HOTEL

AMIENS STREET, DUBLIN 1



- 1 Connolly Station
- 2 Busáras Central Bus Station
- 3 Luas
- 4 IFSC
- 5 Custom House
- 6 Georges Quay Plaza
- 7 Trinity College
- 8 Temple Bar
- 9 O'Connell Bridge
- 10 O'Connell Street
- 11 The Spire
- 12 GPO
- 13 Rotunda Hospital
- 14 Ilac Shopping Centre
- 15 Jervis Shopping Centre
- 16 Arnotts
- 17 Failte Ireland
- 18 Dublin Castle



SUPERB HOTEL SITE OF
APPROX. 0.4 ACRES.



HIGHLY ACCESSIBLE SITE ADJOINING
CONNOLLY RAIL & DART STATION AND
CLOSE TO BUSÁRAS CENTRAL BUS
STATION AND THE LUAS RED LINE.



EXTREMELY CENTRAL LOCATION
SITUATED LESS THAN 1KM FROM
THE IFSC AND THE CONVENTION
CENTRE DUBLIN.



HIGH PROFILE SITE WITH APPROX.
34 METRES OF FRONTAGE ONTO
AMIENS STREET.



PLANNING PERMISSION IN PLACE
FOR THE CONSTRUCTION OF A
SEVEN STOREY, 177 BEDROOM
CONTEMPORARY HOTEL WITH
GENEROUSLY SIZED ROOMS, CAPABLE
OF ACCOMMODATING MULTIPLE
FOUR-STAR HOTEL BRAND GUIDELINES.

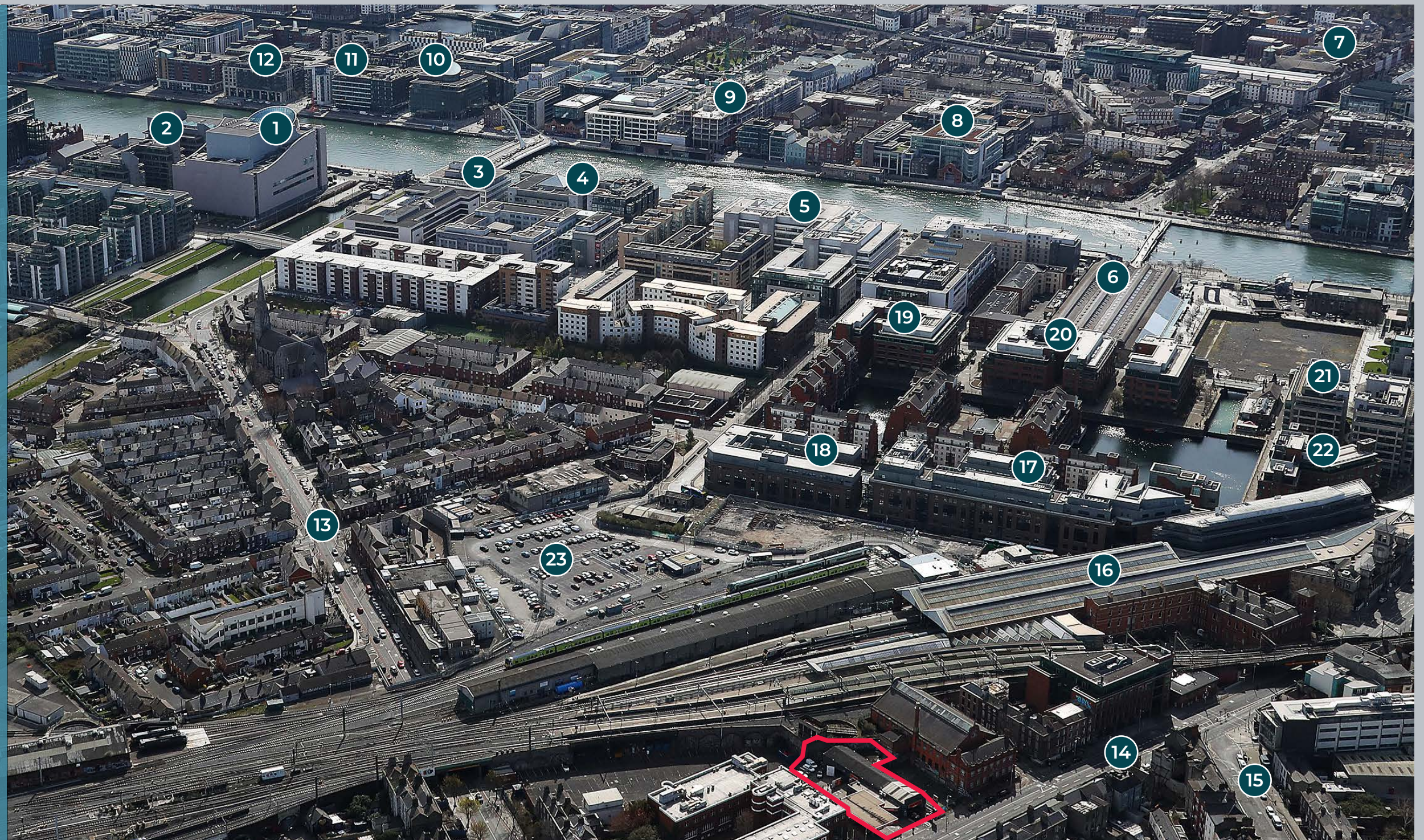


SIGNIFICANT POTENTIAL TO AMEND THE
CURRENT PERMISSION TO PROVIDE 212
KEYS THROUGH A REDUCTION IN ROOM
SIZES AND AMENDMENT TO THE
GROUND FLOOR FACILITIES (S.P.P.).
ADDITIONALLY, THERE IS SCOPE TO
AMEND THE CURRENT LAYOUT TO
PROVIDE AN ATTRACTIVE APART-HOTEL
SCHEME WITH 177 BEDS (S.P.P.).



THE SITE FALLS UNDER THE DCC
DEVELOPMENT PLAN 2016-2022
AND UNDER THIS PLAN THE ENTIRE
SITE IS ZONED OBJECTIVE Z5. UNDER
THE DRAFT DCC DEVELOPMENT PLAN
2022-2028 THE SITE IS SET TO MAINTAIN
ITS Z5 ZONING.

- ① The Convention Centre Dublin
- ② PWC
- ③ AIG
- ④ A&L Goodbody
- ⑤ Citi Bank
- ⑥ CHQ Dublin
- ⑦ Dublin Pearse Station
- ⑧ HubSpot
- ⑨ TikTok
- ⑩ McCann FitzGerald
- ⑪ BNY Mellon
- ⑫ Ancestry
- ⑬ Seville Place
- ⑭ Amiens Street
- ⑮ Buckingham Street Lwr
- ⑯ Connolly Station
- ⑰ Centaur Financial
- ⑱ Anam Technologies
- ⑲ HedgeServ
- ⑳ Fisher Investments
- ㉑ KPMG
- ㉒ Intesa Sanpaolo Bank
- ㉓ Proposed Dublin Edge



DESCRIPTION

The site comprises a superb development opportunity to deliver a well located hotel in the centre of Dublin City. Extending to approx. 0.4 acres, the site comprises a filling station and car wash let on a short term agreement.

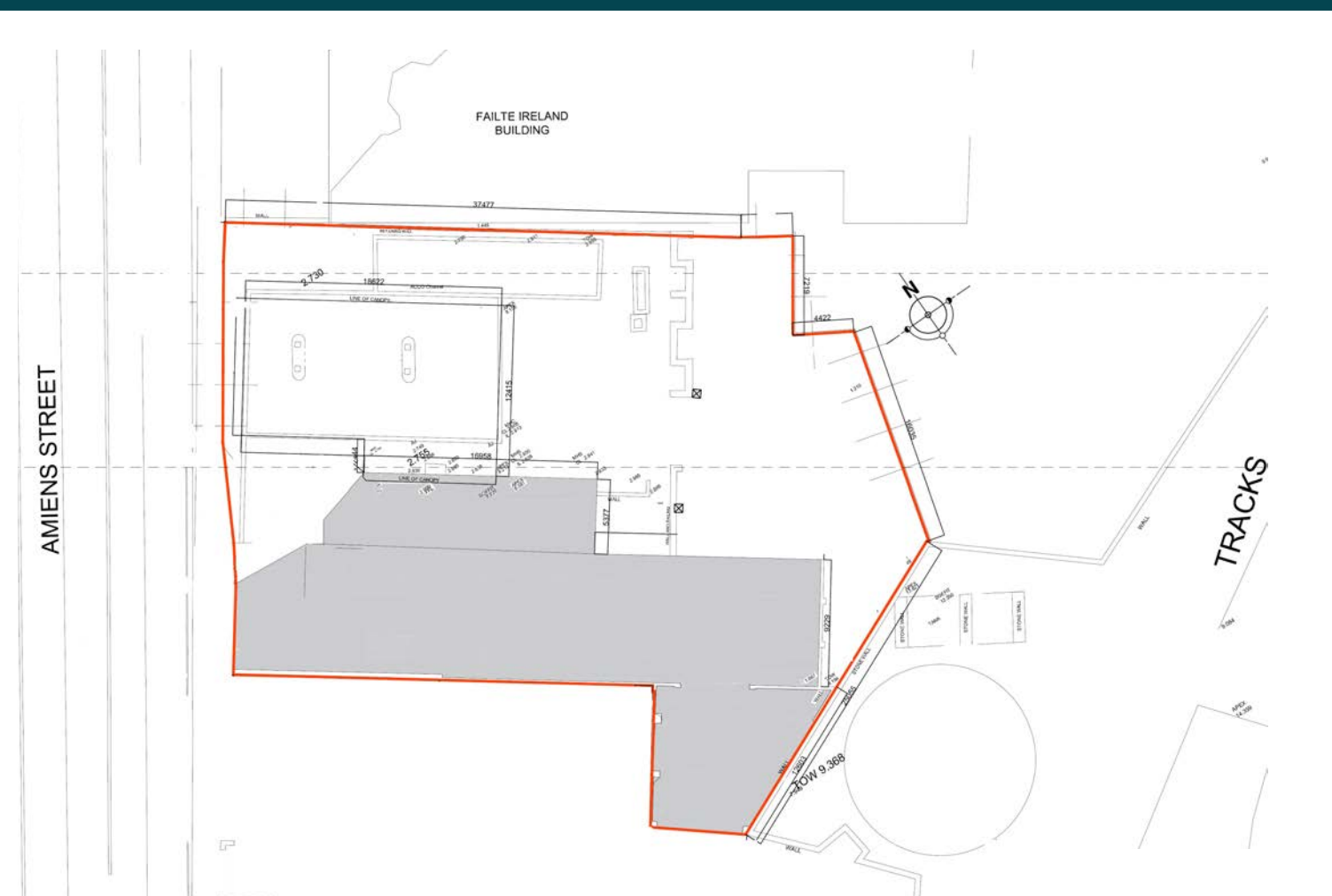
The site is highly accessible, located on Amiens Street beside Connolly Rail and Dart Station, Busáras Central Station, the LUAS and numerous Dublin Bus routes. Situated adjacent to the IFSC, the site is strategically located

in close proximity to the Convention Centre, 3 Arena and Bord Gáis Energy Theatre with numerous city centre amenities, restaurants and tourist attractions within walking distance.

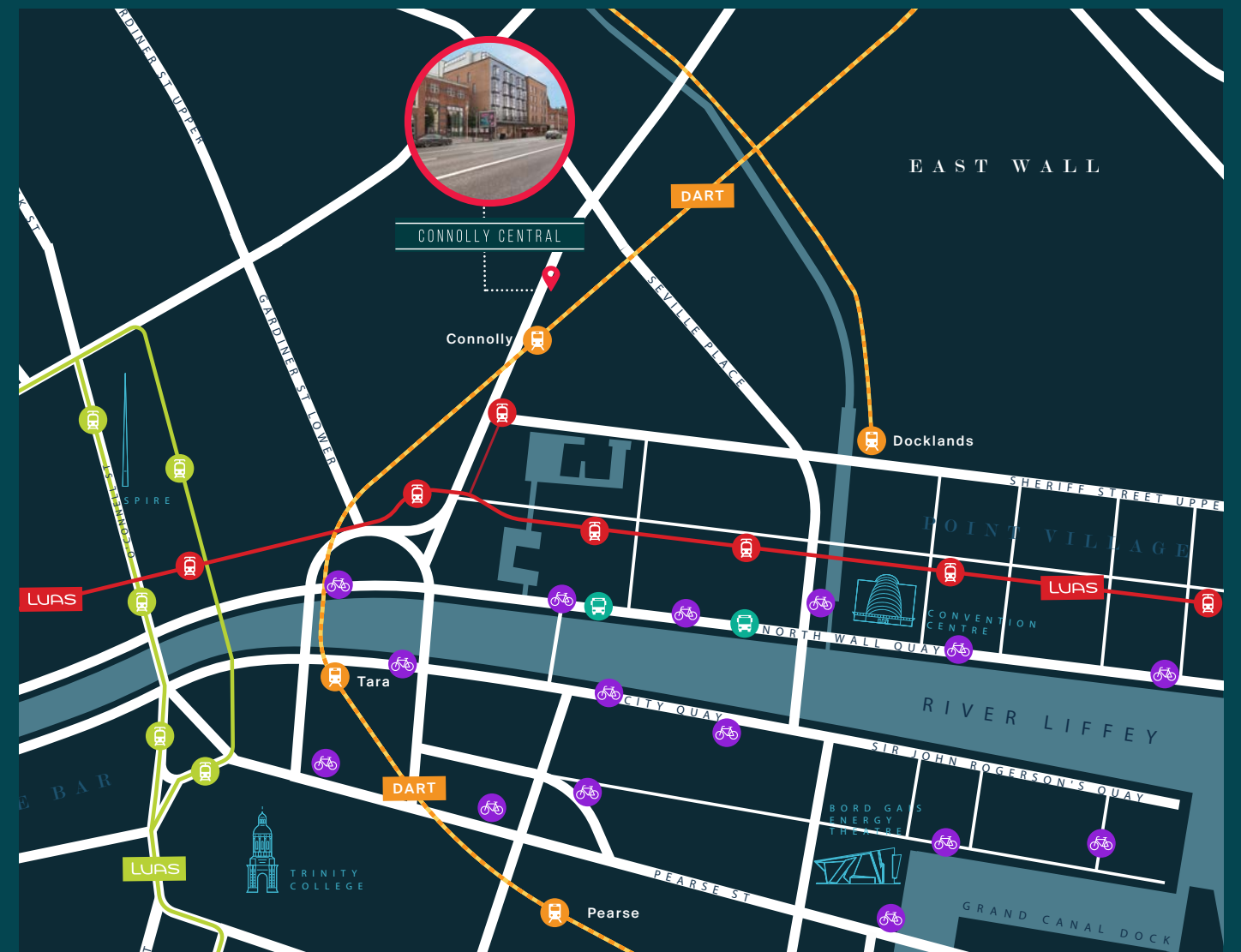
Furthermore, the immediate area is also expected to undergo significant regeneration with the redevelopment at Connolly Station known as Dublin Edge.



SITE PLAN



For identification purposes only.

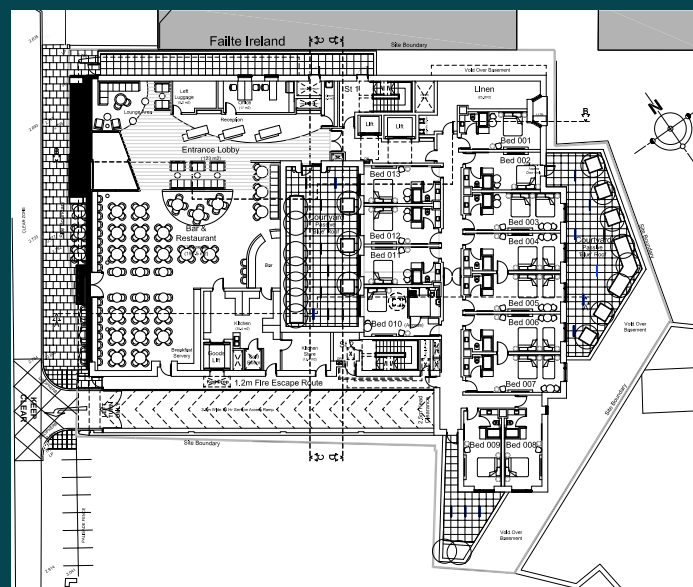


PLANNING PERMISSION FOR 177 KEYS

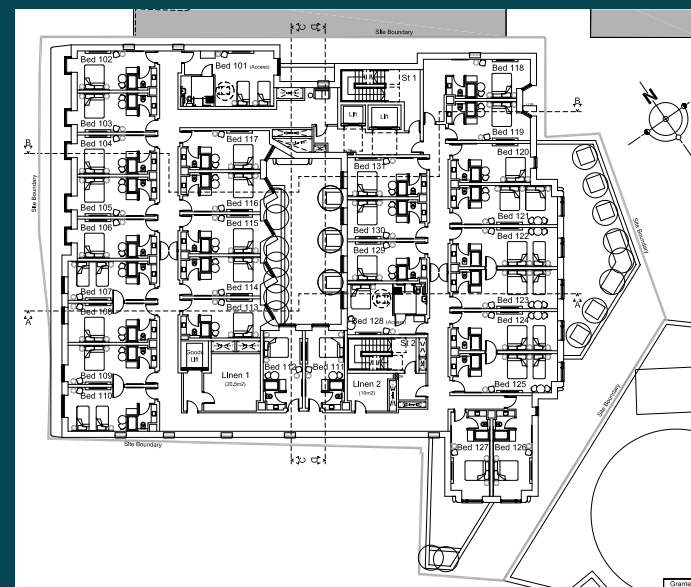
Planning permission was granted on 4th April 2019 for a 172 bedroom hotel in a four to seven storey building over basement car park with 20 parking spaces and 24 bike spaces.

The hotel design provides for generously sized rooms and extensive bar and restaurant facilities at ground floor.

Amendments to the above parent permission were granted by An bord Pleanála on 14th May 2020 (3840/19 - PL29N.305873), allowing modifications to the fourth floor to provide an increased total of 177 bedrooms.



GROUND FLOOR PLAN



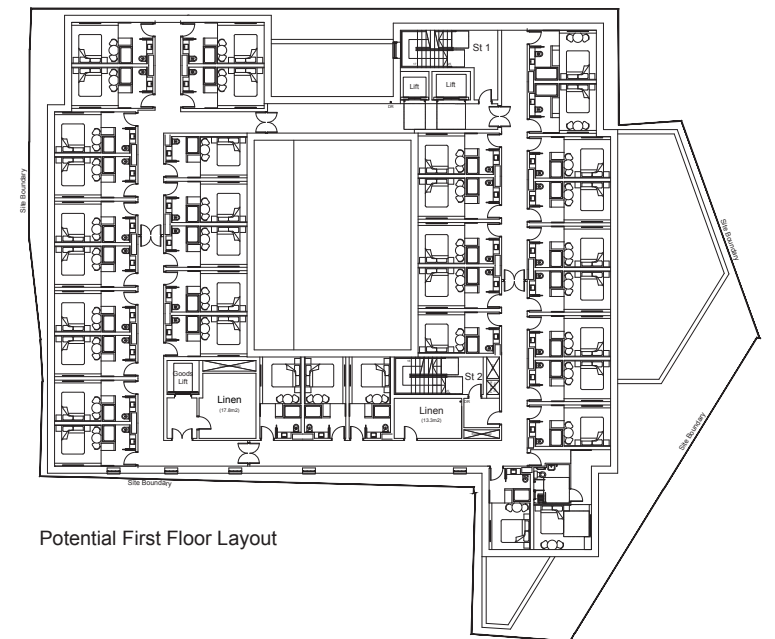
FIRST FLOOR PLAN

FUTURE DEVELOPMENT OPTIONS A FEASIBILITY STUDY

JAM Architecture have prepared a feasibility study based on 1). Amending the current permission to allow for smaller room sizes and 2). Amending the current permission to allow for an apart-hotel.

OPTION 1 SMALLER ROOMS

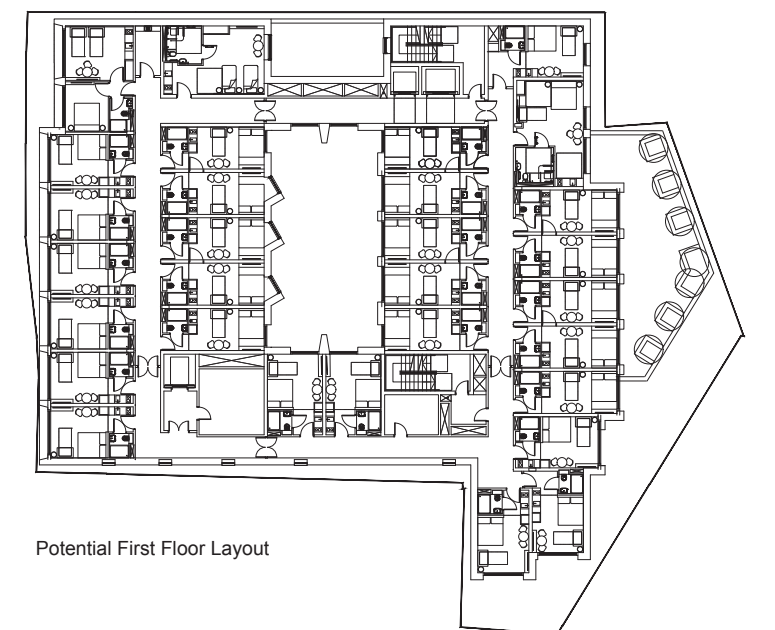
With this option the building envelope would stay unchanged from the recent granted planning permission. Changes in the internal layout will result in changes to the façade and may also result in changes to the upper floor plans such as a reduced floor area incorporating a larger internal atrium. The study allows for an increase in room numbers to 212 rooms however, further rooms may be achievable through detailed design (s.p.p.).



Potential First Floor Layout

OPTION 2 APART-HOTEL

Again, with this option the building envelope would stay unchanged from the recent granted planning permission. Changes to the ground floor to remove the majority of the bar and restaurant space in addition to a revision of the upper floors, allows for 177 aparthotel rooms however, additional rooms may be achievable through detailed design (s.p.p.).



Potential First Floor Layout

Full details of the sale are available on the
Dataroom which can be found at:

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